

Kyle Rogers, SE4J  
Project Officer  
US Environmental Protection Agency  
Region 5  
77 West Jackson Blvd.  
Chicago, IL, 60604-35-7

Subject:

Final Project Report, 700 Properties, Six Points/Farmers Market Redevelopment Area, West Allis, Wisconsin.

Dear Mr. Rogers:

On behalf of the Community Development Authority of the City of West Allis (CDA), ARCADIS has prepared this Final Project Report ("Report") for the 700 Properties that is part of the Six Points Farmer Market Redevelopment Area located in West Allis, Wisconsin ("Site"). The CDA received a USEPA Brownfield Cleanup Grant, administered by the USEPA, to pay for a portion of the remedial costs. This purpose of this Report is to summarize the accomplishments, expenditures, outcomes, outputs, lessons learned, and any other resources leveraged during the project and how they were used.

## **Background**

### *Site Location*

The Site is described as Lots 1 through 11 Block 1, Lots 1 and 2 in Block 2, and Vacated West Lapham Street in Central Improvement Co. Subdivision No. 3 and Lots 5, 6 and part of Lots 7 and 8 in Block 2 of Assessor's Plat No. 269, all in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

The Site is located in the southwest corner of the intersection of West National Avenue and South Six Points Crossing (South 66th Street) in the City of West Allis. It is bordered on the north by West National Avenue, on the east by South 66th Street, on the south by West Mitchell Street, and on the west by a railroad spur track right-of-way.

### *Redevelopment of the Property*

Attached in Exhibit A is a Site Plan for redevelopment of the Site. As shown in Exhibit A, the Site incorporates housing, retail, commercial, and parking components. It provides linkages to the downtown area and former Allis-Chalmers commercial area. The plan invigorates the historic Farmers Market and provides additional parking for merchants along Greenfield Avenue. The high density urban in-fill plan encompasses a broad section of the Six Points area. The redevelopment of the Site

Imagine the result

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December 26, 2012

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Our reference:

WI001074.0002

will provide much needed market rate apartment living units to support the development of new and expanding businesses in the West Allis area.

- The 700 Properties area includes construction of four new buildings (illustrated on the Site plan as N, P, Q/R, and S). The buildings will reinforce the historic appeal of the open air Farmers Market. All four buildings will consist of four stories of apartment units above partially exposed underground parking garages. Building Q/R will be constructed first, and will include 112 apartment units. Buildings N, P, and S will be constructed on a schedule dictated by market demand, and will include 45, 44, and 44 apartment units, respectively.
- The redevelopment project is currently estimated to be completed within five years. Most of the exterior area of the Site will be paved as parking areas to supplement the underground parking garages. The remaining Site areas will be paved driveways, walkways, and landscaped areas.

#### *Goal of the Final Remedy*

An Analysis of Brownfield Cleanup Alternatives was completed for the Site. Based on the remedial alternatives analysis, it was concluded that the most cost-effective alternatives to address the polycyclic aromatic hydrocarbon (PAH) and small area of lead contamination is institutional and engineering controls. Volatile organic compound (VOC) contaminated soil was previously excavated at the Site although some chlorinated VOCs remain and are addressed through this alternative. The PAH, lead, and arsenic contaminated soil at the Site will be addressed through a soil performance standard consisting of engineering and institutional controls. The engineering controls include construction of an engineered barrier to mitigate the direct contact threat. The institutional controls will be placement of the Site on the GIS Registry for residual contamination and a Materials Handling Plan/Cap Maintenance Plan (MHP/CMP). From the alternatives analysis, regulatory case closure was assumed to be achievable within a 1 year timeframe, at a total estimated cost that ranges between \$190,000 and \$225,000. A copy of the redevelopment plan view is attached as Exhibit A.

The CDA used the Brownfield Cleanup Grant funds to do the necessary grading, construction of storm water management collection systems, and construction of the engineered barrier that included the asphalt cap and landscaping (two feet is required per the Wisconsin Department of Natural Resources [WDNR]).

#### **Accomplishments/Summary of Work Completed**

The accomplishments and scope of work completed includes construction of the engineered barrier to address the direct contact pathway at the Site. Included in

Exhibit B are photographs taken during construction. The work was completed from May through August 2012. Activities completed under the Cleanup Grant include:

- Abandonment of two monitoring wells on the property that were no longer necessary as part of the Site's groundwater monitoring plan.
- Preparation of deliverables associated with Health and Safety during construction.
- Installation of the Site erosion control measures required prior to construction including:
  - Stone tracking pad.
  - Silt fence.
  - Inlet grate screens.
- Construction of the engineered barrier including:
  - Excavation and grading as part of the site-wide grading plan.
  - Purchase and placement of aggregate base.
  - Placement of the asphalt binder, curb, and gutter.
  - Storm water controls including HDPE pipe, catch basins, endwall structure.
  - Final grade restoration including placement of topsoil and seed in vegetated areas and placement of straw erosion matting.

## Expenditures

The estimate project budget for construction of the engineered barrier was estimate to be approximately \$190,000 and \$225,000. The actual cost for construction was \$213,669.

## Outcomes, Outputs, and Lessons Learned

The outcome is construction of the engineered barrier, which is a component of the final remedy. Upon completion of the entire redevelopment, the site-wide cap will have been constructed. Once this is complete, the Site will be eligible for regulatory closure from the Wisconsin Department of Natural Resources. As a requirement of

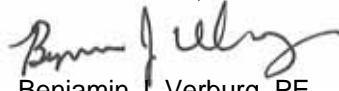
Site Closure and a condition of the purchase and sale agreements, Toldt Development and future owners will comply with the MHP/CMP. These institutional and engineering controls will follow the Site in perpetuity to be protective of the human health and the environment.

Per our conversation on December 3, the CDA will copy you on the final Closure Report submittal to include in your project files. As we discussed during our telephone call and re-stated in this Report, final Case Closure will be obtained once the site-wide engineered barrier is constructed and the GIS Registry information is provide to the WDNR.

### **Closing**

ARCADIS appreciates the opportunity to support you on this important project. If you have any questions or comments, please contact me at your convenience.

Sincerely,  
ARCADIS U.S., Inc.



Benjamin J. Verburg, PE  
Principal Engineer

**EXHIBIT A**  
**SITE PLAN**



**SITE PLAN**

1" = 80'-0"

**SIX-POINTS NEIGHBORHOOD - PHASE II**  
**WEST ALLIS, WISCONSIN**

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**EXHIBIT B**  
**PROJECT PHOTOGRAPHS**





Photograph 1. Pre-location of existing infrastructure prior to construction.



Photograph 2. Grading work including establishing control points to ensure final grades are met.





Photograph 3. Final Cap Construction.



Photograph 4. Final Cap Construction.